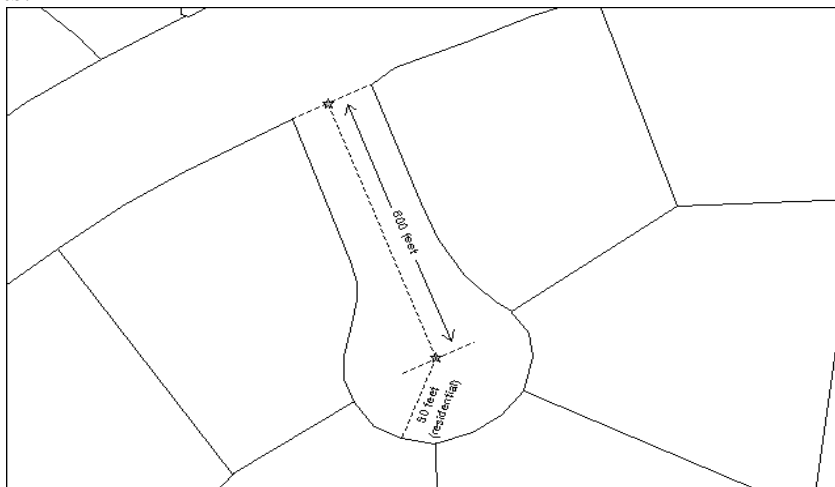
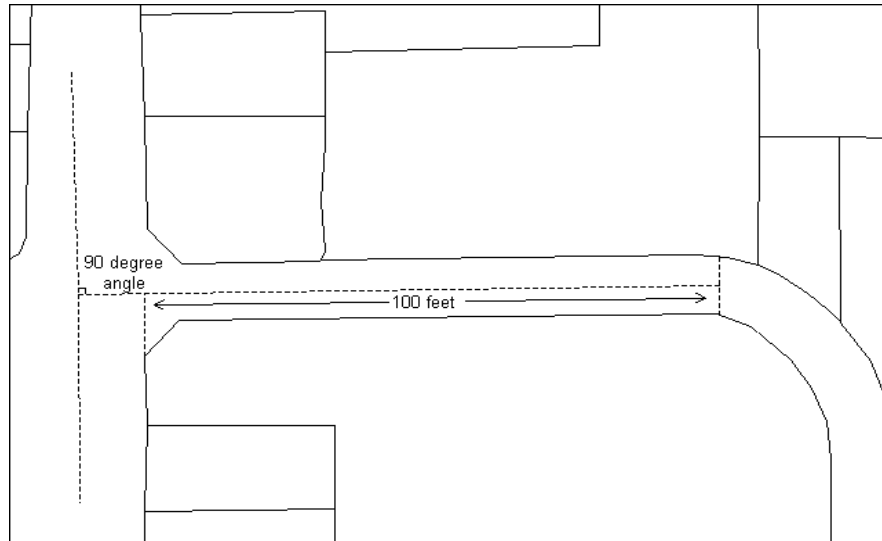


WC 16.04.230 Principals and Standards of Design

1. General - The subdivision plan shall conform to the principles and standards which are contained in this section or as may be further supplemented by "Construction Standards" adopted by the Westfield Town Council and administered by the Westfield Utilities Department.
2. Streets -
 - a) The street and alley layout shall provide access to all lots and parcels of land within the subdivision, and where streets cross other streets, jogs shall not be created.
 - b) Proposed streets shall be adjusted to the contour of the land so as to produce useable lots and streets of reasonable gradient.
 - c) Certain proposed streets, where appropriate, shall be extended to the boundary line of the tract to be subdivided so as to provide for normal circulation of traffic within the vicinity.
 - d) Wherever there exists a dedicated or platted portion of a street or alley adjacent to the proposed subdivision, the remainder of the street or alley to the prescribed width shall be platted within the proposed subdivision.
 - e) Widths of streets shall conform to the standards specified in the Hamilton County Thoroughfare Plan and the Westfield Thoroughfare Plan.
 - f) The maximum length of cul-de-sacs shall be six hundred (600) feet measured along the centerline from the intersection at origin to the center of the circle. Each cul-de-sac shall have a terminus of nearly circular shape with a minimum right-of-way diameter of one hundred (100) feet for streets abutting single family residential districts and one hundred twenty (120) feet for streets abutting all other districts.

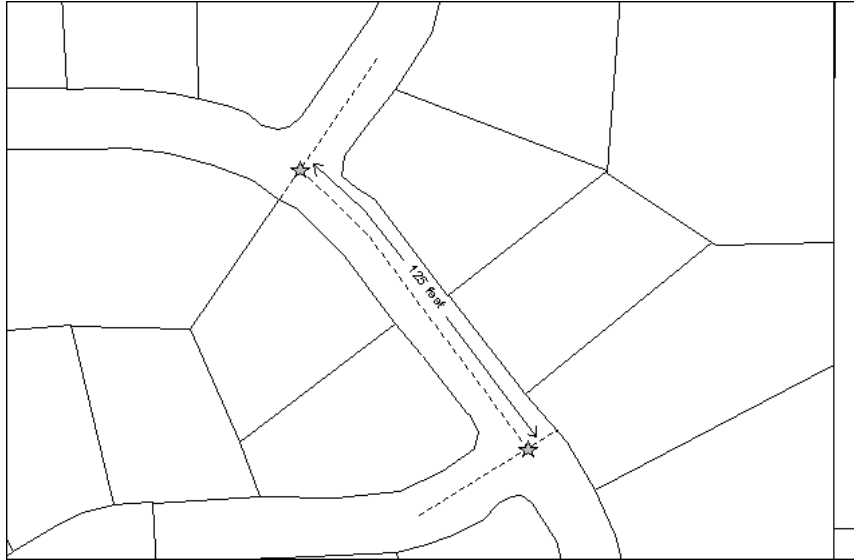


- g) Alleys shall be discouraged in residential districts but may be included in commercial and industrial areas where needed for loading, unloading, or access purposes. Alleys shall be at least 20 feet in width.
- h) All streets should intersect at ninety (90) degree angles for a minimum distance of one hundred (100) feet measured from the intersection of right-of-way lines. In no instance shall they intersect at less than eighty (80) degree angles onto Expressways, Primary Arterials, Secondary Arterials, or Collectors; or less than seventy (70) degree angles onto Local Roads or Streets.



- i) At intersections of streets the property line corners shall be rounded by arcs with radii of not less than 15 feet, or by chords of such arcs.
- j) If the smaller angle of intersection of two streets is less than 60 degrees, the radius of the arc at the intersection of property lines shall be increased as deemed advisable by the Plan Commission.
- k) Intersections of more than two streets at one point shall not be permitted.

- l) Street jogs with centerline offsets of less than one hundred twenty-five (125) feet shall not be permitted.



- m) Where parkways or special types of streets are involved the Plan Commission may apply special standards to be followed in their design.
- n) When subdividing land, consideration shall be given to all natural features, such as existing stands of trees, streams and creeks, historic locations, or similar conditions which, if preserved, will add attractiveness and value to the community.
- o) Only one street, driveway or point of vehicle access shall be permitted from a subdivision onto a primary arterial, secondary arterial, or collector. Two or more streets, driveways, or points of vehicle access may be permitted by the Plan Commission only if they are definitely needed to improve the safety and traffic circulation in the area, or are required because of the large size of a subdivision. Subdivisions shall not be designed to permit direct access by a driveway to any primary arterial, secondary arterial, or collector.
- p) A temporarily dead-ended street shall be permitted in any case in which a street is proposed to be and should logically be extended but is not yet constructed. An adequate easement for a turn-around shall be provided for any such temporary dead-end street which extends 200 feet or more in length. Such easement shall be automatically vacated to abutting property owners when said dead-ended street is legally extended.

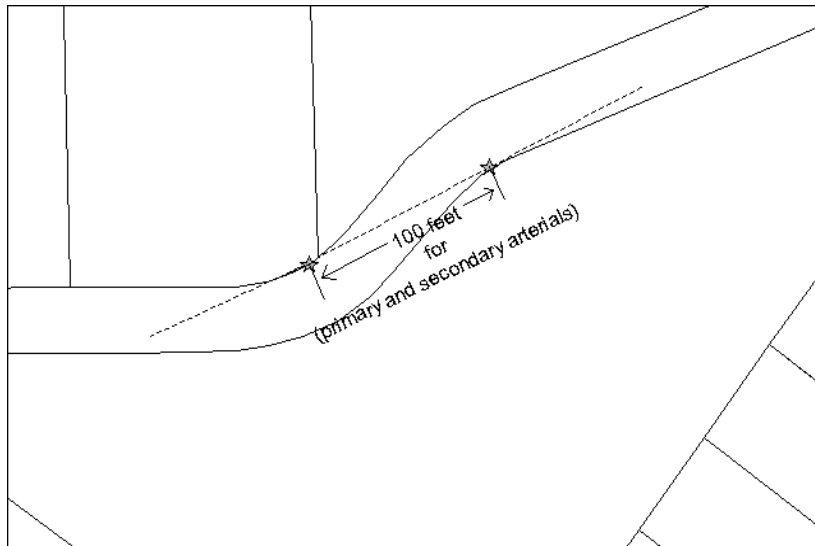
q) Horizontal visibility on curved streets and vertical visibility on all streets must be maintained along the center lines as follows:

- | | |
|--|----------|
| 1) Primary Arterials and Secondary Arterials | 500 feet |
| 2) Collectors | 300 feet |
| 3) Local Roads or Streets | 150 feet |

r) Curvature measured along the center line shall have a minimum radius as follows:

- | | |
|--|----------|
| 1) Primary Arterials and Secondary Arterials | 500 feet |
| 2) Collectors | 300 feet |
| 3) Local Roads or Streets | 150 feet |

s) Between reversed curves on primary arterials and secondary arterials there shall be a tangent of not less than 100 feet; on collectors and local roads and streets such tangent shall be not less than 40 feet.



t) Maximum grades for streets shall be as follows:

- 1) Primary arterials and secondary arterials; not greater than six percent (6%).
- 2) Collectors and local roads and streets, not greater than ten percent (10%).

u) The minimum grade of any street gutter shall not be less than three-tenths percent (0.3%).

v) No fence, wall, hedge, tree, or shrub planting which obstructs sight lines and elevations between three (3) and twelve (12) feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the right-of-way lines and a line connecting points:

- Forty (40) feet from intersections of Collectors or Local Roads or Street,

- Seventy-five (75) feet from intersections of Expressways, Primary Arterials, or Secondary Arterials, and
- Ten (10) feet from intersections of driveways or alleys.

In the case of rounded property corners, the above distances shall be measured from the point at which the right-of-way lines would intersect if they were not to have been rounded at the corner.

w) No driveway shall be located within 75 feet of the intersection of two street lines.

x) Minimum Right-of-way Width- Minimum right-of-way widths that are required to be dedicated to Hamilton County or the Town of Westfield are established as follows:

Expressways-	(vary)
Primary Arterials-	120 feet
Secondary Arterials-	90 feet
Collectors-	80 feet
Local Roads and Streets-	50 feet

y) At the intersection of any proposed Local Road or Street with and Expressway, Primary Arterial, Secondary Arterial, or Collector; acceleration lanes, deceleration lanes, passing blisters, or left turn lanes may be required to be constructed.

3. Blocks -

- Blocks should not exceed 1250 feet in length.
- Blocks shall be of sufficient width to permit two tiers of appropriate depth, except where an interior street parallels an expressway, primary arterial, or secondary arterial.

4. Lots -

- All lots shall abut on a street.
- Side lines of lots shall be at approximately right angles to straight streets and on radial lines on curved streets, some variation from this rule is permissible, but pointed or very irregular lots should be avoided.
- Corner residential lots shall be of sufficient width to permit appropriate setbacks from both streets.

5. Easements - Easements for utilities shall be provided. Such easements shall have a minimum width of 20 feet, and where located along lot lines, one-half of the width shall be taken from each lot. Before determining the location of easements the plan shall be discussed with the local public utility companies to assure their proper placing and the installation of such services.

6. Building Setback Lines – Building Line Exception – In any subdivision a variance of ten percent in the minimum building line width may be permitted as long as the square foot area requirement is not lessened below the established minimums; provided further, this exception may only be applicable to ten percent of the lots in the proposed subdivision. In calculating the number of lots eligible, any fraction shall be considered as the next highest whole number.

7. Green Belt Space – All subdivisions of more than five (5) acres shall set aside a minimum gross area for the purpose of development into green belt space:

SF1	5% of gross area
SF2	8% of gross area
SF3	12% of gross area
SF4	15% of gross area

A public way, crosswalk or easement not less than 15 feet in width shall be provided for access to the required green belt space.

Green belt space, where applicable, shall be placed adjacent to or connected to existing or proposed green belt space located on adjoining property.